

Memorandum of Understanding for Holistic Housing for Equity and Efficiency

This is a Memorandum of Understanding (“MOU”), dated _____ (“Effective Date”), between City of Milwaukee, acting through its Environmental Collaboration Office, (“Lead Community”), and the Urban Sustainability Directors Network (“USDN”), an Illinois nonprofit corporation, to implement the **Holistic Housing for Equity and Efficiency** project (“Project”).

Together, USDN and the Lead Community enter into this MOU, which describes partnership roles.

1. Purpose and Scope

This work will utilize a holistic housing approach through improved coordination and updates to existing citywide programming to address barriers to energy efficiency work, such as outdated electrical wiring and roofing repairs. The work is described in greater detail in the Final Project Proposal, Appendix 1.

2. Project Term

USDN and the Lead Community agree to a Project Term of 12-months from award notification (October 1, 2022 – September 30, 2023). If more time is required, the Lead Community indicates this to fund management as soon as that is known, so an extension can be documented. Please reference the [USDN Award Guidelines and Policies](#) for more information about this process.

3. Responsibilities

- a. **USDN.** USDN, as a project investor, is responsible for:
 - i. **Funding.** USDN provides funding for the project in an amount not to exceed \$60,000 USD. Payment(s) are made according to the Payment Schedule described in Table 1.
 - ii. **Technical Assistance.** USDN contracts with [Sutherland & Associates](#) to manage its competitive member funds. Fund management assists with any decision-making that impacts this MOU. They receive, confirm, and process all deliverables, quarterly reports, and invoices. They monitor progress and capture the impacts of the investment. Additionally, USDN assigns 1 staff member to each project to ensure the work is integrated into network efforts to advance the field. For this project, the USDN contact is K. Baja, Director Support & Innovation. She will be the initial USDN staff point of contact for this work, and will make connections to other USDN staff as appropriate as this work progresses.
 - iii. **Payment Processing.** USDN processes Lead Community approved invoices upon receipt via the Lead Community, within 30 days.
 - Invoices are submitted by any party receiving payment, including local governments. Invoices paid by USDN to any party follow the payment schedule

outlined in Table 1 of this agreement, which are also reflected in any associated independent contractor agreement(s). All invoices are addressed to:

Urban Sustainability Directors Network (USDN)

Reference: MC08 – Milwaukee, WI

Attn: Terri Norton

Accounting Manager

500 Westover Drive #14973

Sanford, NC 27330

- Project funds are expended per the proposed budget, in accordance with the terms in this MOU and to fulfill the scope of the final and awarded proposal.
- To keep the Lead Community as the visible lead of the work, invoices are approved by the Lead Community and then submitted to USDN fund management for review against the project budget. USDN fund management initiate processing of approved invoices with USDN.¹

b. Lead Community. The City of Milwaukee, acting through its Environmental Collaboration Office, as the Lead Community, is responsible for:

- i. Project Management and Coordination.** Providing the project management and coordination necessary to complete the project.
- ii. Communications Briefing.** Awardees schedule a brief call with USDN Communications Director [Julia Peek](#) to discuss and develop a messaging approach for this work.
- iii. Quarterly Updates.** Submitting a 1-2 paragraph update describing progress on outputs, timeline, budget, and metrics is due at the end of each quarter, until project completion.
- iv. Final Products and Reporting.** By September 30, 2023, submitting:
 - **Project Products / Outputs.** All substantial products and outputs produced as high-quality deliverables, for posting to the USDN website.
 - **Final Project Report.** A final project report, form [here](#).
 - **High Resolution Photos.** High resolution .jpg photographs of project work, to potentially be used in USDN communications.
 - **Project Budget and Expenditures.** A detailed record of project expenditures, including a comparison of original budget to award expenditures. Please use the Budget Template [here](#) or simply modify and return your proposal budget to show proposed to actuals.
- v. USDN Presentation.** At project completion, awardees are asked to present project outcomes during a USDN virtual or in person meeting, if requested.²
- vi. 1-Year Impact Report.** Submitting a 1-page report 1 year after the project term, noting any additional impacts that have developed since the project ended.

¹ To prevent any payment delays, the Lead Community lets Fund Management staff know of any schedule or staffing changes with as much advance notice as possible so that schedules can be adjusted.

² This request is subject to USDN's communications schedule and is not guaranteed to be made.

4. Project Participants and Primary Contacts

a. **Lead Community and Primary Contact:**

- i. **Lead Community:** Milwaukee, WI
- ii. **Project Lead:** Erick Shambarger, Director, City of Milwaukee Environmental Collaboration Office, eshamb@milwaukee.gov, (414) 708-9187
- iii. **Project Manager:** Jeremy Belot, Environmental Sustainability Program Coordinator, City of Milwaukee Environmental Collaboration Office, jebelo@milwaukee.gov

b. **Project Participants.**

i. **Primary Participating Local Governments:**

[The State of Wisconsin Focus on Energy Program](#) partners with local utilities to distribute information, resources, and incentives that benefit all Wisconsinites. Incentives are available at two levels: standard and income-qualified.

ii. **Observing Participating local governments:** None.

iii. **Cross-departmental Participants:**

The [City of Milwaukee Health Department Home Environmental Health Division](#) operates the U.S. Department of Housing and Urban Development-funded Lead Hazard Control and Healthy Homes programs.

The [City of Milwaukee Department of Neighborhood Services \(DNS\)](#) works to ensure that homes are code compliant and safe through inspections and permit reviews. DNS and other city departments currently offer a range of home repair programs, with most programs pertaining to exterior improvement, health and safety repairs and building code compliance.

iv. **External Primary Partners:**

The [Social Development Commission](#) (SDC) is the designated Community Action Agency for Milwaukee County and the City of Milwaukee. SDC is well-known in the community for its operation of poverty reduction programs and its commitment to address disparities and inequities that keep large populations trapped in systemic poverty. SDC is one of three organizations that operate Weatherization Assistance in Milwaukee County. SDC has identified the prevalence of knob-and-tube wiring as a reason many residents are deferred from the Weatherization Assistance Program.

The [Environmental Collaboration \(ECO\)](#) leads the City of Milwaukee's efforts on climate action and has over a decade of experience operating successful energy efficiency programs for residents, commercial buildings, and municipal buildings. ECO is developing Milwaukee's Climate and Equity Plan, which will be adopted later this year.

ECO has also done extensive work to prepare the community for green jobs. Partnerships include an active network of government and community-based agencies that focus on housing repair, environment and energy efficiency programs, and workforce training.

[Summit Credit Union](#) partners with ECO to help Milwaukee homeowners finance energy saving home upgrades for energy efficiency improvements and solar installations through low-interest loans that do not require home equity. The City works with a [wide variety of qualified contractors](#) for energy efficiency retrofits, including full service, furnace, boiler, and heat pump, window, insulation, and support contractors. ECO is in the process of selecting a consultant to support racial and health equity by advancing healthy, safe, and energy efficient homes.

Additional or alternate External Primary Partners may include any community based non-profit organizations that are providing energy efficiency home repairs and improvements to low to moderate income Milwaukee residents. The City of Milwaukee is finalizing contract terms with Green and Healthy Homes, Inc as a possible project partner.

5. Project Scope: Deliverables, Timeline, Reporting and Payment Schedule

Project requests from the Selection Committee:

- Please be sure to use a consultant that is connected to the area where the implementation is happening.
- Please consider slowing down the other 95 retrofits to learn from this work.

Project activities, deliverables, and due dates are scheduled below in Table 1.³

³ Please add these dates to calendars(s) and proactively notify USDN Fund Management if it is anticipated that any deliverable due dates will shift after this award agreement is executed. Schedules will be adjusted accordingly. Table 1 becomes the project's Deliverables Report. Each time a deliverable is received, it is returned to the Lead Community from Fund Management with notes/links as a receipt. This method keeps each party clear and aligned on the status of the work.

Table 1. Schedule of Project Deliverables and Payments

#	Activity	Deliverables	Due Date	Payment / Recipient
		Agreements: Signed MOU and other project agreements	Not later than 30 days after MOU is delivered	Payment #1 upon receipt of Deliverable 1 and associated invoice: \$60,000 to the City of Milwaukee
1	Activity 1. Consultant and stakeholders to begin meetings to map out processes and review programming	Deliverable 1: Quarterly Update outlining consultation process and next steps	Date: January 1, 2023	
	Progress Update 1	250-word update	Q1:	
2	Activity 2. Consultant to produce recommendations on holistic housing program coordination and process improvements	Deliverable 2: Quarterly Update outlining consultant findings and timeline for retrofits	Date: April 1, 2023	
	Progress Update 2	250-word update	Q2:	
3	Activity 3. At least 5 residential energy efficiency retrofits to be completed with electrical wiring upgrades or roofing repairs as part of prerequisite work.	Deliverable 3: Quarterly Updates outlining energy efficiency, lead abatement, and other home repair work completed	Date: July 1, 2023	
	Progress Update 3	250-word update	Q3:	
4	Activity 4. Communication materials on holistic housing produced for USDN to share with its network. Finishing up any of the residential electrical or roofing repairs.	Deliverable 4: Final Report - Milwaukee Holistic Housing Case Study	Date: September 30, 2023	
	Final Project Report, Photos, and Budget Reconciliation	Final project report describing lessons / impacts, high resolution photos (.jpg format) and the final reconciled budget	Date: September 30, 2023	
	USDN Presentation	Possible scheduling of a presentation to the network: dependent on the outcomes, audience, and USDN network communications schedule		

6. Lobbying. USDN project funds cannot be used for lobbying.

Please complete the attached acceptance form, and email back to the Fund Management team and Terri Norton (terrinatorn@usdn.org). Then, USDN will sign and return a fully executed copy to the Lead Community.

Urban Sustainability Directors Network

Signature: Lauren Bradley

Name: Lauren Bradley

Title: Chief Financial Officer

Date: August 31, 2022

Acceptance of Memorandum of Understanding

The City of Milwaukee, acting through its Environmental Collaboration Office accepts the terms of this MOU.

Name: _____

Title: _____

Signature: _____

Instructions for Check Issuance: Invoices will be submitted for each payment by the organization receiving

funds with a completed [ACH Authorization Form](#) and [W-9 Form](#)

City/County Tax ID Number: _____

Project Lead Contact Information: Erick Shambarger, Director, City of Milwaukee Environmental Collaboration Office, eshamb@milwaukee.gov, (414) 708-9187

Project Manager Contact Information: Jeremy Belot, Environmental Sustainability Program Coordinator, City of Milwaukee Environmental Collaboration Office, Jebelo@milwaukee.gov

Appendix 1 Full Project Proposal

Proposal Title: Holistic Housing for Equity and Efficiency

Amount Requested: \$60,000 (USD)

Term: 12 months from date of award start date.

Proposal Purpose: To utilize a holistic housing approach through improved coordination and updates to existing citywide programming to address barriers to energy efficiency work, such as outdated electrical wiring and roofing repairs.

Local Government Lead: Erick Shambarger, Director, City of Milwaukee Environmental Collaboration Office, eshamb@milwaukee.gov, (414) 708-9187

Project Manager: Jeremy Belot, Environmental Sustainability Program Coordinator, City of Milwaukee Environmental Collaboration Office, jebelo@milwaukee.gov

Participants: The [Environmental Collaboration \(ECO\)](#) leads the City of Milwaukee's efforts on climate action and has over a decade of experience operating successful energy efficiency programs for residents, commercial buildings, and municipal buildings. ECO is developing Milwaukee's Climate and Equity Plan, which will be adopted later this year. ECO has also done extensive work to prepare the community for green jobs. Partnerships include an active network of government and community-based agencies that focus on housing repair, environment and energy efficiency programs, and workforce training.

Community Partners: The [Social Development Commission](#) (SDC) is the designated Community Action Agency for Milwaukee County and the City of Milwaukee. SDC is well-known in the community for its operation of poverty reduction programs and its commitment to address disparities and inequities that keep large populations trapped in systemic poverty. SDC is one of three organizations that operate Weatherization Assistance in Milwaukee County. SDC has identified the prevalence of knob-and-tube wiring as a reason many residents are deferred from the Weatherization Assistance Program.

Additional External Primary Partners may include any community based non-profit organizations that are providing energy efficiency home repairs and improvements to low to moderate income Milwaukee residents.

Local Government Partners: The [City of Milwaukee Health Department Home Environmental Health Division](#) operates the U.S. Department of Housing and Urban Development-funded Lead Hazard Control and Healthy Homes programs. The [City of Milwaukee Department of Neighborhood Services \(DNS\)](#) works to ensure that homes are code compliant and safe through inspections and permit reviews. DNS and other city departments currently offer a range of home repair programs, with most programs pertaining to exterior improvement, health and safety repairs and building code compliance. [The State of Wisconsin Focus on Energy Program](#) partners with local utilities to distribute information, resources, and incentives that benefit all Wisconsinites. Incentives are available at two levels: standard and income-qualified.

Technical Partners/Consultants: [Summit Credit Union](#) partners with ECO to help Milwaukee homeowners finance energy saving home upgrades for energy efficiency improvements and solar installations through low-interest loans that do not require home equity. The City works with a [wide variety of qualified contractors](#) for energy efficiency retrofits, including full service, furnace, boiler, and heat pump, window, insulation, and support contractors. ECO is in the process of selecting a consultant to support racial and health equity by advancing healthy, safe, and energy efficient homes.

Team Composition: The Environmental Collaboration Office, the Health Department Environmental Health Division, and other city agencies are in collaboration to provide holistic housing solutions to residents. The city is utilizing this comprehensive approach to more effectively deliver services to low-income households and make them lead-free, energy efficient, safe, and healthy. Milwaukee has allocated federal American Rescue Plan (ARP) in amounts of \$26 million for home lead abatement and \$2 million for home energy efficiency work. ECO is utilizing federal ARP dollars to hire a consulting team for a 1-year term to coordinate a holistic process between the City's Lead Abatement program, Healthy Homes program, Milwaukee Energy Efficiency program, and other necessary housing programs and community partners who serve low- to moderate-income residents who experience poor housing quality and high energy burden.

Proposal Narrative: Milwaukee has a high number of older, energy-inefficient, and structurally deficient housing stock that impacts low-income and BIPOC households more severely than other populations. Data from the 2008 U.S. Census Bureau American Community Survey shows that Milwaukee has 249,302 housing units, nearly 131,987—more than half—of which were built prior to the 1950s.

Milwaukee’s aging housing stock poses significant health risks from hazards such as lead, drives high energy burden due to inefficiencies in outdated construction, and leaves residents susceptible to fire hazards due to features such as outdated electrical wiring. Milwaukee has the highest burden of lead poisoning in the State of Wisconsin, making up nearly two-thirds of the total state cases.

Limited resources to maintain and rehabilitate older housing stock in many Milwaukee neighborhoods, along with a lack of willingness of some real estate agents to market for sale or rental housing in many lower-income neighborhoods, have the effect of discouraging investment in new or rehabilitated housing in these areas. Redlining practices in the Milwaukee’s past have led to segregation that has inflicted an inequitable access to healthy, safe, and energy efficient homes for BIPOC populations who live in low socio-economic neighborhoods. As a result, low-income racial and ethnic minority households have few choices for quality housing. The Environmental Collaboration Office will use a portion of federal dollars in coordination with the Health Department’s Home Environmental Health Division to complete over 100 home energy efficiency retrofits in coordination with expanded lead abatement and other housing repair services. This work will target and prioritize neighborhoods in [qualified census tracts](#).

Knob and tube wiring is a significant barrier to energy efficiency work and is found in homes built prior to the 1950s. Knob and tube wiring is insufficient to handle the home’s energy demands today and can lead to greater chance of residential fires. Additionally, outdated roofing poses a barrier to energy efficiency improvements and solar installations. The City offers resources to carry out lead abatement and energy efficiency work, but gaps remain in the availability of funds to support deeper housing needs, such as electrical improvements or other housing repairs, that are a prerequisite to this work. A home must be addressed holistically in order to best perform residential improvements—be it weatherization, energy efficiency retrofits, or solar installations—and move toward electrification to reduce carbon emissions.

Government-supported funding for low-income weatherization and energy efficiency is growing. These programs, especially the federally-funded Weatherization Assistance Program, have limitations on the types of improvements that can be funded. Dollars may only be spent on upgrades that directly save energy and deliver return on investment. Electrical upgrades that present a real barrier to energy efficiency improvements in many homes are typically not covered. For example, an energy efficiency contractor may not knowingly blow insulation into walls with knob-and-tube wiring, energy efficient

heating and cooling equipment and solar energy systems may require electrical panel upgrades, and replacing gas stoves and ovens with electric requires new electrical runs. Most low-income residents do not have the out-of-pocket resources to make electrical upgrades prior to taking advantage of government-funded energy efficiency improvements. Absent State legislation that can better mandate electrical improvements, the City and funders can support improvements with direct aid to those affected. The existing Milwaukee Energy Efficiency loan program allows customers to utilize up to 20% of their energy efficiency loan for electrical upgrades; however, loan programs are not always the best fit for low-income customers.

Actionable: ECO will work with the housing consultant so their scope includes lead and energy efficiency coordination along with citywide housing repair coordination and consolidation. Overall, the City of Milwaukee offers a total of 30 housing repair programs to Milwaukee residents of low-to-moderate income. The current piecemeal approach makes comprehensive home repair difficult for residents as program eligibility differs across income, age, ownership status, and geographic criteria. An estimated \$20,000 of USDN's funding will go toward this effort to coordinate a scalable holistic housing approach to home repairs, energy efficiency, weatherization, and solar energy installations. Part of this work will include leveraging existing city programming to support electrical wiring and roofing improvements moving forward, as they are two of the main barriers to energy efficiency work. As part of grant reporting requirements, the consultant will offer quarterly updates and issue a final report on its proposed processes for better cross-program coordination. The consultant's work for the City of Milwaukee can be used as a case study on holistic housing coordination among the Urban Sustainability Directors Network's members.

The remaining \$40,000 of funding will be used to update electrical wiring or make critical roofing repairs in a minimum of 5 homes that are also receiving energy efficiency or weatherization assistance repairs. The Weatherization Assistance Program (WAP) repairs will be completed by a WAP provider or through ECO's ARP funding. Due to the differing timelines of the USDN grant and the federal ARP funds, ECO and Weatherization Assistance Program providers, like SDC, may need to proceed with making electrical wiring or roofing repairs prior to the ARP funds being available to ECO. ECO will carry out the USDN funded repairs in qualified census tracts alongside the Milwaukee Health Department's lead abatement work when a home receives ARP funded energy efficiency repairs. Incorporating electrical wiring upgrades in the beginning stages of the holistic housing planning process will allow the City of

Milwaukee to document challenges early on and scale up coordinated programming offerings more quickly. The City will determine if the \$40,000 can be leveraged to develop a larger loan fund to support additional electrical upgrades.

Achievable: The City of Milwaukee Energy Efficiency program has helped 1,440 homes afford and install energy savings upgrades since 2011. Upgrades include improvements such as insulation, air sealing, furnaces, hot water heaters, air conditioners, and windows. The program is aimed at moderate-income homeowners and offers affordable financing through Summit Credit Union with rebate incentives from the State of Wisconsin’s Focus on Energy program. Homeowners who have had their home inspected, insulated, and air sealed through the program have averaged a 30% reduction in energy use.

Since 1997, the City of Milwaukee has addressed lead hazards in more than 18,147 properties by certifying these units as lead-paint-safe. The Milwaukee Health Department also operates the [Healthy Homes program](#), which provides the required comprehensive assessment of 29 health and safety hazards as outlined by the U.S. Department of Housing and Urban Development.

With a multi-million infusion of ARPA funds into energy efficiency and lead-abatement, the city is building the systems and infrastructure to effectively scale up home retrofits in low-income communities of color. Grant funding will help to begin electrical improvement work and coordinate the holistic housing process.

Impactful: Funding will support Milwaukee’s work toward the U.S. Department of Energy’s goals of achieving carbon pollution-free electricity by 2035 and net-zero emissions by 2050. As reported in the [City of Milwaukee 2018 Inventory of Community Greenhouse Gas Emissions](#), the second largest contributor of community-wide emissions in Milwaukee behind industrial energy consumption is residential energy consumption. Milwaukee’s residential buildings accounted for 2,372,028 carbon dioxide equivalent (CO₂e) or 31% of the city’s greenhouse gas emissions in 2018. The inventory is based on electricity and natural gas usage data for the built environment from WE Energies and Wisconsin Public Service through a data request by the City for Milwaukee’s residential, commercial, and industrial sectors.

Of importance to note, the inventory process requires the selection of a base year with which to compare future emissions as well as establishing compliance with Milwaukee’s commitment to the Global Covenant of Mayors for Climate and Energy. Prior to 2018, Milwaukee was unable to obtain

utility data limited solely to Milwaukee—relying instead on estimates of energy consumption based on regional or national averages. Since the 2018 inventory represents the first inventory with high quality activity and emissions factor data, Milwaukee has chosen 2018 as its baseline year.

Success is measured by a reduction in the percentage of residential energy carbon emissions from the 2018 figure. The City is working with a third party to finalize Milwaukee’s Climate and Equity Plan by the end of 2022. The final plan will provide emissions targets tied to the funding resources necessary to achieve the City’s climate goals. City-wide carbon reductions goals will be developed by sector, with the aim of reducing fossil fuel use at least 30% within each individual home that is retrofitted. Carbon reductions in the home will be quantified in the City of Milwaukee’s next published Inventory of Community Greenhouse Gas Emissions under the Residential Energy category. The inventory will be updated at least once every 5 years, making 2023 then 2028 the next reporting years.

The Milwaukee Energy Efficiency program also tracks the number of homeowners served, improvements made, dollars allocated, and energy savings in its yearly reports. Viewing program metrics will allow for greater visibility as to the geographic locations of outdated knob and tube electrical wiring in the city and measure the direct energy efficiency savings as a result of completing these basic system updates. In addition, the Milwaukee Health Department tracks Lead Program key metrics and offers real-time data to the public through its [Lead Program Dashboard](#). Data includes the number of residential units abated each year, geographic location, and whether the abatement occurred on the homes’ interior, exterior, or both. This data will measure healthy home improvements performed across the city.

Innovative: A holistic housing approach invites partners in collaboration to develop a more streamlined and coordinated strategy with the result of providing residents easy and equitable access to a network of resources. This approach will better eliminate barriers, coordinate referrals, eliminate gaps in service, and reduce the need for multiple verification processes for homeowners. Offering holistic housing services is a forward-thinking way to solve the many problems a city’s aging housing stock presents to advancing positive health outcomes, housing affordability, and energy efficiency improvements. Addressing the root problems that serve as a barrier to service adoption is a sustaining innovation that will lead to greater resident engagement in existing weatherization, energy efficiency, and solar programs by those who were otherwise turned away. With a holistic housing approach, any family in Milwaukee—whether they have a child with elevated blood lead levels, contact their utility for energy efficiency services, or seek housing repairs from other government programs and community

organizations—would get the support they need to make their home more affordable, safe, and environmentally-friendly.

Scalable: The Environmental Collaboration Office recognizes the opportunity to solve the funding gaps that currently exist for health and safety remediation, break down siloed service delivery, and focus on sustainable solutions to solve housing problems at scale across the state and the country. Once the City of Milwaukee has mapped and adopted a process for better housing service coordination, it will be able to quickly scale up energy efficiency, solar, and weatherization programming to better serve low- and middle-income residents with a variety of health and safety concerns in the home.

Milwaukee offers itself up as a public case study for USDN's network to build their own holistic housing programs. Comparable energy efficiency programs, weatherization programs, and housing repair services available in other cities can learn from Milwaukee's improved processes to better coordinate resources, organize partners, and serve a greater number of households. Coordination of services offers a comprehensive solution in overcoming barriers to entry for available programs.

Transformative: The City of Milwaukee faces major challenges from both climate change and racial disparities. The [City-County Task Force on Climate and Economic Equity](#) is composed of resident and expert working groups and was created in 2019 to make recommendations on how to: 1) Reduce community-wide net greenhouse gas emissions by at least 45% by the year 2030 and achieve net zero greenhouse gas emissions by 2050 or sooner and 2) Reduce racial and income inequality by assuring that greenhouse gas reduction investments and policies create the maximum number of permanent living wage green jobs for people who live in Milwaukee neighborhoods with limited economic opportunity.

After two years of work, the task force submitted its recommendations on “Ten Big Ideas” to the Milwaukee Common Council and publicized them for the community to view. One of the ideas is to focus on residential energy efficiency retrofits by expanding the pre-existing energy efficiency program across a range of incomes and owner and rental situations, giving more families access to affordable upgrades for things like insulation or high-efficiency heating and cooling. Addressing the root issues prohibiting retrofit work in at-need homes will help to expand programming to residents who were otherwise ineligible for improvements. Milwaukee's Climate and Equity Plan will be finalized in the

coming year and be used to guide the actions of policy makers and those active in the work, as well as inform the public of what is being done in this space.

Comprehensive: The goal of coordinating services between the Milwaukee Health Department Environmental Health Division, the Environmental Collaboration Office, and other government, technical, and community partners is to holistically address housing, health, and safety risks such as lead, asthma, and injury hazards while performing energy efficiency retrofits that decrease utility bills and increase housing affordability. This holistic approach to housing will advance racial and health equity by increasing access to programs and services for traditionally underserved residents, including Black and Brown families, low- and moderate-income families, older adults, and pregnant and parenting women.

According to the U.S. Department of Energy's Low-Income Energy Affordability Data Tool, the national average energy burden for low-income households was 8.6% (energy cost as a percentage of income) in 2021, three times higher than for non-low-income households, which is estimated at 3%. Low-income families experience high energy bills because of inefficient housing but are unable to receive weatherization and other housing repair services because of health and safety hazards often present in the home. In order to support housing stability, affordability, and equity, energy burdens must be lowered through improved energy efficiency in the home, as well as health and safety hazards that pose severe risks to the homeowner.

Local Buy-in: Stable and affordable housing is among the City of Milwaukee's top priorities for the allocation of federal American Rescue Plan dollars. To improve the city's housing stock and increase affordability, funding is being directed toward eviction prevention, lead abatement workforce development, energy efficiency upgrades for homes being remediated for lead, existing housing programs, affordable housing, demolition and sale of inadequate housing, and net-zero energy housing development, among other efforts. Community groups, government organizations, and residents continue to be engaged in the work of removing lead in Milwaukee's aging housing stock. This past year, the issue of electrical fires has also risen to the top of mind for concerned stakeholders. Milwaukee's most-impooverished neighborhoods have by far the highest number of building code violations, with fires occurring more frequently in predominately Black zip codes in the city.

The City of Milwaukee also joins community organizations and other government entities in advancing racial equity and inclusion. The City's [racial equity goals](#) include improving equity practices of existing

and new City services, strengthening outreach and community engagement with people of color, strengthening partnerships with community stakeholders, and ending disparities in City government. The Milwaukee Environmental Collaboration Office is working toward these goals through its efforts to better coordinate housing and health services among community organizations and government departments. Expected outcomes of this approach include removing barriers, addressing disproportionate energy burden, and improving housing affordability.

Management:

Table 1. Schedule of Deliverables and Payments

#	Activity	Deliverable	Due Date	Payment by Source and Recipient
	<u>Negotiate MOU</u>	<u>Executed MOU between USDN and Lead Community</u>	<u>September 30, 2022</u>	\$60,000 to Lead Community for holistic housing programming coordination and performing energy efficiency retrofits
1	<u>Activity 1:</u> Consultant and stakeholders to begin meetings to map out processes and review programming	<u>Deliverable 1:</u> Quarterly Update outlining consultation process and next steps	<u>Jan. 1, 2023</u>	
2	<u>Activity 2:</u> Consultant to produce recommendations on holistic housing program coordination and process improvements	<u>Deliverable 2:</u> Quarterly Update outlining consultant findings and timeline for retrofits	<u>April 1, 2023</u>	
3	<u>Activity 3:</u> At least 5 residential energy efficiency retrofits to be completed with electrical wiring upgrades as part of prerequisite work	<u>Deliverable 3:</u> Quarterly Update outlining energy efficiency, lead abatement, and other home repair work completed	<u>July 1, 2023</u>	
4	<u>Activity 4:</u> Communication materials on holistic housing produced for USDN to share with its network	<u>Deliverable 4:</u> Final Report - Milwaukee Holistic Housing Case Study	<u>Sept. 30, 2023</u>	